

EXHIBIT 3: San Diego River Parkway–Lakeside NCCP Enhancement Plan

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Introduction

The San Diego River is a major geographic, biologic, and historic feature within the San Diego region. It originates 20 miles to the northeast of the Enhancement Plan area at an elevation of approximately 3,700 feet. Along a 40 mile journey to the Pacific Ocean, it nurtures wild and scenic natural habitats, recreational areas, rich agricultural fields, and diverse pattern of residential, commercial, and industrial land uses. Its watershed encompasses some 400 square miles.

The San Diego River Parkway- Lakeside NCCP Enhancement Plan area is situated along the northeastern edge of San Diego's urbanized area, approximately 20 miles from downtown San Diego. Located just to the east of San Diego's urban center, the Enhancement Plan area contains much of its former rural character. A major goal of local community plans, and this Enhancement Plan, is to preserve this rural atmosphere to the greatest degree possible.

The Enhancement Plan area is bounded on the west by the Santee City Limits, on the south and east by State Highway 67, and on the north by portions of El Nopal, Riverside Drive, and Lakeside Avenue. Primary access to the area, both from the north and south, is Highway 67. Highway 67 becomes a two-lane undivided highway and continues to the rural community of Ramona.

Though the natural and land use environment in the Plan area is varied, the San Diego River is a unifying element and provides a major opportunity to conserve regional coastal natural resources and provide for regional public access and recreation.

Property Description

The Enhancement Plan area is essentially urbanized and contains an assortment of commercial, industrial, residential and public uses. Some open space exists, much of which has been impacted by sand extraction activities. Mining of sand and gravel occurs in numerous places along the San Diego River within the area. Active sand and aggregate mining and processing has occurred here since at the 1950's and is currently the major industry within the Enhancement Plan area, covering more than 250 acres.

Other heavy commercial or industrial land use in the area includes building materials and supplies stores, construction and drilling materials storage, a lumber yard, and two roofing companies. Total acreage of aggregate mining/processing, industrial, agricultural, institutional, and commercial uses is approximately 362 acres.

Approximately 150 acres can be characterized as open space. And although much of this open space has been mined in the past, areas of high quality riparian habitat have

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regenerated. Other open space is located within the plan area and has not undergone previous mining.

The habitat protection, open space and managed public access opportunities afforded within the San Diego River Parkway- Lakeside NCCP Enhancement Plan area are extremely important and increasingly limited in the growing urban edge of northeastern San Diego.

Enhancement Plan Goals

The goals of San Diego River Parkway- Lakeside NCCP Enhancement Plan are to preserve and enhance riparian resources along the River and to protect larger watershed natural resources, including coastal natural resources, and to provide for managed public access. Management of San Diego River property should focus on the protection of threatened and endangered species and habitats, including important coastal riparian resources. To accomplish these goals, the San Diego River Parkway- Lakeside NCCP Enhancement Plan recommends the following steps:

A. Public Acquisition

Public acquisition of private properties containing riparian resources is required to preserve significant natural resources and open space and to provide managed public access (Attachment A). The County of San Diego, or a designated community land trust or nonprofit organization, should acquire and hold key parcels for these purposes. Completion of acquisition projects focused on riparian resources will protect the wildlife and plan habitats while providing greatly needed open space and public access opportunities.

B. Management Plan and Initial Restoration Activities

A management plan will be prepared for any properties acquired by the County of San Diego, or a designated community land trust or nonprofit organization in consultation with the Coastal Conservancy, state and federal wildlife agencies and interested local groups and individuals. Any management plan(s) shall be reviewed and approved by the Executive Officer of the California State Coastal Conservancy.

Plan(s) shall provide specific management measures to address sensitive habitats, including the specific habitat needs of any rare, threatened, or endangered plants and animals identified in the plan(s).

Plan(s) shall also include specific measures to address the control and removal of non-native vegetation. The removal of non-native plants and other minor restoration activities (other than the removal of mature, scenic trees) should be undertaken on these properties

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to improve wildlife habitat.

Plan(s) shall be developed within two years of the close of escrow for any properties acquired by the County of San Diego using Conservancy funds.

C. Public Access and Recreation Planning

The San Diego River Corridor is a significant biological and visual resource for the community and the region. Recreational use must be compatible with habitat preservation and management goals. Recreational uses should be limited to low intensity uses such as pedestrian paths, equestrian trails, interpretive signage along the trails, and rest and overlook areas. There should be developed a linear riding and hiking trail running the length of the river. The trail should function as a regional trail and conform to local trail development standards. Trail connections should be encouraged to adjacent regional trail segments.

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